061.A	0006	0005.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	309,800	/	309,800
USE VALUE:	309,800	/	309,800
ASSESSED:	309,800	/	309,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		COLONIAL VILLAGE DR, ARLINGTON

OWNERSHIP

Unit #: F5

Owner 1:	SHENG JIANXIONG &
Owner 2:	LIU WENYING
Owner 3:	
Street 1:	6 COLONIAL VILLAGE DR #5
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CHENG PETER H -
Owner 2:	CHENG SHANG YEE -
Street 1:	393 LAKESIDE DRIVE WEST
Twn/City:	CENTERVILLE
St/Prov:	MA Cntry:
Postal:	02632

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1962, having primarily Brick Exterior and 662 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	309,800			309,800
Total Card	0.000	309,800			309,800
Total Parcel	0.000	309,800			309,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 467.98 | /Parcel: 467.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	127534
GIS Ref	
GIS Ref	
Insp Date	10/19/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 061.A-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	301,000	0	.		301,000	301,000	Year End Roll	12/18/2019
2019	102	FV	274,600	0	.		274,600	274,600	Year End Roll	1/3/2019
2018	102	FV	227,200	0	.		227,200	227,200	Year End Roll	12/20/2017
2017	102	FV	179,500	0	.		179,500	179,500	Year End Roll	1/3/2017
2016	102	FV	175,900	0	.		175,900	175,900	Year End	1/4/2016
2015	102	FV	154,600	0	.		154,600	154,600	Year End Roll	12/11/2014
2014	102	FV	124,600	0	.		124,600	124,600	Year End Roll	12/16/2013
2013	102	FV	124,600	0	.		124,600	124,600		12/13/2012

!5387!

PRINT

Date	Time
12/10/20	20:17:11

LAST REV

Date	Time
10/19/17	15:32:01
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5387

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHENG PETER H,	67295-542		5/23/2016		245,000	No	No		
GLINA VLADISLAV	45556-272		7/6/2005		227,000	No	No		
MOSCA JOHN/ETAL	33531-220		8/29/2001		183,000	No	No		
LAROSA CHARLES/	26180-278		3/29/1996		72,500	No	No		Y

USER DEFINED

Prior Id # 1:	127534
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2015	1446	Redo Kit	46,430		9/30/2015			Remodel condo unit

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2017	Measured	DGM	D Mann
3/20/2017	SQ Returned	MM	Mary M
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6021																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:	2ND - 2ND FLOOR		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	2 - 2nd Floor
% Own:	0.657700002
Name:	9 - 6021

DEPRECIATION

Phys Cond:	GV - Good-VG	19. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		19.9 %

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	1.40634441
Const Adj.:	1.17821538
Adj $ / SQ:	530.233
Other Features:	35732
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	386746
Depreciation:	76962
Depreciated Total:	309783

COMMENTS

BK:13869 PG:24,Building Number 6.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 4		BRs: 2			Baths: 1				HB 0		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	530.23
Special Features:	0	Val/Su Net:	467.98
Final Total:	309800	Val/Su SzAd	467.98

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	662	530.230	351,014
Net Sketched Area:		662	Total:	351,014
Size Ad	662	Gross Are	662	FinArea 662

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

061.A-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	